157.0	0001	0002.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 632,700 / 632,700
					USE VALUE: 632,700 / 632,700
					ASSESSED: 632,700 / 632,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DACEY ROBERT F & NUALA F/TRS
Owner 2:	DACEY FAMILY IRREVOCABLE TRUST
Owner 3:	
Street 1:	111 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DACEY ROBERT F & NUALA F -
Owner 2:	-
Street 1:	111 RHINECLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1962, having primarily Wood Shingle Exterior and 1890 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4942.000	254,800		377,900	632,700
Total Card	0.113	254,800		377,900	632,700
Total Parcel	0.113	254,800		377,900	632,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.76 /Parcel: 334.76

Legal Description

User Acct 104121

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 07/27/18

!12254!

PREVIOUS ASSESSMENT

Parcel ID 157.0-0001-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	254,800	0	4,942.	377,900	632,700		Year end	12/23/2021
2021	101	FV	245,900	0	4,942.	377,900	623,800		Year End Roll	12/10/2020
2020	101	FV	245,900	0	4,942.	377,900	623,800	623,800	Year End Roll	12/18/2019
2019	101	FV	206,700	0	4,942.	377,900	584,600	584,600	Year End Roll	1/3/2019
2018	101	FV	206,700	0	4,942.	318,500	525,200	525,200	Year End Roll	12/20/2017
2017	101	FV	206,700	0	4,942.	291,500	498,200	498,200	Year End Roll	1/3/2017
2016	101	FV	206,700	0	4,942.	248,300	455,000	455,000	Year End	1/4/2016
2015	101	FV	195,000	0	4,942.	215,900	410,900	410,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:14:28

LAST REV

Date	Time
11/17/21	09:46:12
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12254

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DACEY ROBERT F	68705-529		1/3/2017	Convenience	1	No	No		
	13177-293		4/1/1977		44,200	No	No		Y

USER DEFINED

Prior Id # 1:	104121
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2017	982	Insulate	2,110	C				
6/7/2016	760	Insulate	2,872					
5/13/2016	633	Re-Roof	6,750					reroof
11/27/2006	1024	Wood Dec	8,600			G8	GR FY08	20X12 & 7X4 L SHAP
11/4/1997	665	Manual	2,000					7 REPLACEMENT WIND

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
10/16/2008	Meas/Inspect	189	PATRIOT
11/9/2000	Hearing Chag		
1/15/2000	Inspected	264	PATRIOT
11/29/1999	Measured	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4942		Sq. Ft.	Site		0	70.	1.09	7			Ledge	-5					377,893						377,900	

Total AC/HA: 0.11345 | Total SF/SM: 4942 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 377,893 | Spl Credit | Total: 377,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	147.750
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	346205
Depreciation:	91398
Depreciated Total:	254807

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

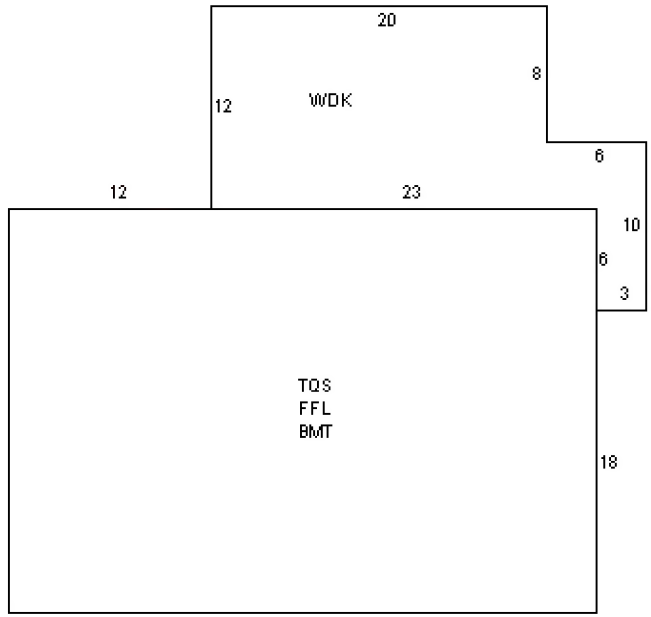
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.75
Special Features:	0	Val/Su Net:	98.30
Final Total:	254800	Val/Su SzAd	173.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	840	58.730	49,334
FFL	First Floor	840	147.750	124,110
TQS	3/4 Story	630	147.750	93,083
WDK	Deck	282	9.500	2,678
	Net Sketched Area:	2,592	Total:	269,205
Size Ad	1470	Gross Area	2802	FinArea 1890

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

157.0-0001-0002.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: